



**ZONING ADMINISTRATOR / PARCEL REVIEW COMMITTEE  
ACTION AGENDA  
THURSDAY, APRIL 19, 2018**

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the CDRA Building, Planning Commission Hearing Room, at 3091 County Center Drive in Auburn. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

Note: The Applicant or an authorized representative should be present in order to present information and/or testimony relative to the application. The Zoning Administrator may take whatever action he deems appropriate, whether or not the applicant or an authorized representative is present.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Services Division located at 3091 County Center Drive, Auburn, CA 95603, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

PLACER COUNTY ZONING ADMINISTRATOR	
9:00 a.m.  NO COMMENTS	<b>PUBLIC COMMENT</b> Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Zoning Administrator, matters <u>not included</u> on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Zoning Administrator.

<p>9:00 a.m. PD</p> <p>DENIED</p>	<p><b>VARIANCE (PLN17-00391)</b>  <b>FTCRA, LLC</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, FTCRA, LLC, for the approval of a Variance to reduce the side-yard setback requirement of 30 feet from the property line to allow for the retention of two existing “as-built” structures that include: 1) an 898 square foot covered patio attached to the primary residence, that is located approximately 7 feet from the property line; and 2) a detached 900 square foot two-story second dwelling unit with parking below, located approximately 14½ feet from the property line. Additionally, the project includes a Variance to the height limit for fencing located within the front setback to allow an “as-built” approximately 8 foot tall solid privacy fence topped with lattice to remain, where 3 feet is typically the maximum height limit for opaque fences located within the front setback in the Residential-Agricultural (RA) zone district. The subject property, Assessor’s Parcel Number 051-080-056-000, comprises approximately 1.5 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 10385 Atwood Road, in the Auburn area. The proposed action to deny the project is exempt from environmental review pursuant to Public Resources Code Section 21080 (b) (5) (i.e., projects which a public agency rejects or disapproves). In the event that the Zoning Administrator determines that the project warrants further consideration the project will be brought back to a future Zoning Administrator public hearing to determine compliance with CEQA and to decide the merits of the project. The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a>.</p>
<p>9:10 a.m. PD</p> <p>APPROVED</p>	<p><b>VARIANCE (PLN17-00272)</b>  <b>GOULD-WOOD</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from property owners Qwodo, LLC et al, and Mills Corliss Wood Trustee et al, for the approval of building setback Variances on two adjacent parcels. Variances on APN 066-350-016-000 include a reduction to the front setback requirement of 50 feet from the edge of easement to allow for construction of a new single-family dwelling located 13.5 feet from the front property boundary along the Hampshire Rocks Road frontage and a two-story secondary dwelling unit located 0-feet from the front property boundary, also along the Hampshire Rocks Road frontage. Variances on APN 066-340-018-000 include a reduction to the side setback requirement of 30 feet from property line to 10 feet from property line for construction of a detached garage. The subject properties, Assessor’s Parcel Number 066-350-016-000 and 066-0340-018-000, comprise approximately 2.82 acres and 0.24 acres respectively, are currently zoned RF-B-X 2.5 acre (Residential Forest, combining minimum Building Site of 2.5 acres) and RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet) respectively, and are located at 48860 Hampshire Rocks Road in the Emigrant Gap area. The Zoning Administrator will also</p>

	consider a finding of Categorical Exemption in accordance with Section 15303 and 15305 of the California Environmental Quality Act Guidelines (Class 3 – New construction or conversion of small structures, and Class 5 – Minor alterations in land use limitations). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a> .
<b>ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE</b>	
9:10 a.m. PRC  APPROVED	<b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00271)</b> <b>GOULD/MILLS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b> Minor Boundary Line Adjustment of Assessor's Parcel Number 066-340-018 to reconfigure the subject parcel. The property is zoned RS-AG-B-40 (Residential Single Family Agriculture, combining minimum Building Site of 40,000 square feet) and is located at 48860 Hampshire Rocks Road in the Emigrant Gap area.
<b>ADJOURN AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE AND RECONVENE AS THE PLACER COUNTY ZONING ADMINISTRATOR</b>	
9:20 a.m. PD  APPROVED	<b>MINOR USE PERMIT MODIFICATION (PLN18-00109)</b> <b>KOLORWERKS</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Patrick Looper, for approval of a modification to the previously approved Minor Use Permit for construction of the Pasquetti Complex, to allow "Repair and Maintenance – Vehicle" as a primary land use within the industrial facility. The subject property, Assessor's Parcel Number 017-063-032-000, comprises approximately 11.167 acres, is currently zoned INP-DC (Industrial Park, combining Design Corridor) and is located at 3032 Thunder Valley Court, in the Lincoln area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15301 of the California Environmental Quality Act Guidelines (Class 1 – Existing Facilities). The Planning Services Division contact, Patrick Dobbs, can be reached by phone at (530) 745-3060 or by email at <a href="mailto:pdobbs@placer.ca.gov">pdobbs@placer.ca.gov</a> .
9:30 a.m. BS  APPROVED	<b>VARIANCE (PLN18-00036)</b> <b>HURST</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b> Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owner, Lee Hurst for the approval of a Variance to reduce the front setback (north and west property lines) to 34-feet, where normally 50-feet would be required, and to reduce the pool setback to 38-feet, where normally 50-feet would be required to allow for a pool and cabana. The subject property, Assessor's Parcel Number 037-011-064-000, comprises approximately 2.7 acres, is currently zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000

	<p>square feet (or 2.3 acre min) and is located at 8267 Choctaw Trace, in the Penryn area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:40 a.m. BS  APPROVED</p>	<p><b>VARIANCE (PLN18-00021)</b>  <b>TOLEDO</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Jesse and Zenia Toledo for the approval of a Variance to reduce the rear setback to 16-feet, where normally 30-feet would be required, to allow for an attached rear porch. The subject property, Assessor's Parcel Number 031-352-008-000, comprises approximately 1.7 acres, is currently zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 4565 Virginiatown Road, in the Newcastle area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>
<p>9:50 a.m. BS  APPROVED</p>	<p><b>VARIANCE (PLN18-00060)</b>  <b>RODDICK</b>  <b>CATEGORICAL EXEMPTION</b>  <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from the property owners, Bob and Debbie Roddick, for the approval of a Variance to reduce the side setback (east property line) to 14-feet, where normally 20-feet would be required, to allow for a 144 sq. ft. expansion of an existing garage. The subject property, Assessor's Parcel Number 257-090-022-000, comprises approximately .915 acres, is currently zoned RS-AG-B-40 (Residential Single Family, combining Agriculture, combining a minimum Building Site of 40,000 square feet ) and is located at 5586 Cold Springs Drive in the Foresthill area. The Zoning Administrator will also consider a finding of Categorical Exemption in accordance with Section 15303(e) of the California Environmental Quality Act Guidelines and Section 18.36.050(E) of the Placer County Environmental Review Ordinance (Class 3 - New construction of Accessory Structures). The Planning Services Division contact, Bennett Smithhart, can be reached by phone at (530) 745-3039 or by email at <a href="mailto:bsmithha@placer.ca.gov">bsmithha@placer.ca.gov</a>.</p>

**ADJOURN AS THE PLACER COUNTY ZONING ADMINISTRATOR AND  
RECONVENE AS THE PLACER COUNTY PARCEL REVIEW COMMITTEE**

<p>10:00 a.m. MJ</p> <p>APPROVED</p>	<p><b>MINOR LAND DIVISION REAPPLICATION (PMLD 75942)</b> <b>BAXTER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 5 SUPERVISOR MONTGOMERY</b></p> <p>Notice is hereby given that the Placer County Parcel Review Committee will conduct a public hearing, on the date and time noted above, to consider a request from Steven Knobler of Twilight Ride LLC for the re-approval of a Minor Land Division to subdivide an approximately 40 acre property into four parcels consisting of 10 acres each. The subject property, Assessor's Parcel Number 026-110-018-000, is zoned F-B-X 10 Acre Minimum (Farm, combining minimum Building Site of 10 acres) and is located off of Bell Road, ¼ mile southwest of the intersection of Bell Road and Cramer Road in the Auburn area. The Parcel Review Committee Chairman will also consider a finding of Categorical Exemption in accordance with Section 15304 of the CEQA Guidelines and Section 18.36.060 of the Placer County Environmental Review Ordinance (Class 4 – Minor Alterations to Land). The Planning Services Division contact, Melanie Jackson, can be reached by phone at (530) 745-3036 or by email at <a href="mailto:mjackson@placer.ca.gov">mjackson@placer.ca.gov</a>.</p>
<p>10:10 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00085)</b> <b>MURCH/MURCH</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 2 SUPERVISOR WEYGANDT</b></p> <p>Minor Boundary Line Adjustment to Assessor's Parcel Number 021-210-081-000 to reconfigure the subject parcel. The property is zoned F 4.6 (Farm, combining a minimum Building Site of 4.6 acres) and is located at 2311 Crosby Herold Road in the Lincoln area.</p>
<p>10:11 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN18-00084)</b> <b>OFFICER/DAVENPORT</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Minor Boundary Line Adjustment to Assessor's Parcel Number 042-270-019-000 to reconfigure the subject parcel. The property is zoned RA-B-100 (Residential Agriculture, combining minimum Building Site of 100,000 square feet (or 2.3 acre min) and is located at 10170 Quail Hill Drive in the Newcastle area.</p>
<p>10:12 a.m. PRC</p> <p>APPROVED</p>	<p><b>MINOR BOUNDARY LINE ADJUSTMENT (PLN17-00330)</b> <b>BRASHER/BRASHER</b> <b>CATEGORICAL EXEMPTION</b> <b>SUPERVISORIAL DISTRICT 3 SUPERVISOR HOLMES</b></p> <p>Minor Boundary Line Adjustment to Assessor's Parcel Number 031-273-019-000 to reconfigure the subject parcel. The property is zoned F-B-X-10 (Farm, combining minimum Building Site of 10 acres) and is located at 240 Grapevine Lane in the Newcastle area.</p>